

**Wheaton Urban District Advisory Committee**  
**Meeting – September 8, 2009**  
**Mid-County Regional Center – 2424 Reddie Drive – Wheaton, Maryland 20902**

**Members Present:** Brett Schneider, Chair; Erik Aldrette; Linda Amendt; Marian Fryer; Dan Somma, Vice Chair; Janet Yu; Tameka Lucas; Jeannette Feldner; Harold Weinberg

**Staff Present:** Carol McKenzie, Assistant Director, Mid-County Regional Center; Natalie Cantor, Director, Mid-County Regional Center (via telephone); Rob Klein, Director, Wheaton Redevelopment Program; Sidney Cooper, Marketing Manager, Wheaton Urban District; Lt. Jacques Croom, Montgomery County Police; Gwen Haney, Community Outreach, Mid-County Regional Center

**Call to Order:** Chair Brett Schneider called the meeting to order at 4:33 pm. July minutes approved as amended.

**Election of Officers – Chair and Vice Chair**

A motion was made by Jeannette Feldner to retain Brett Schneider as Committee Chair. It was seconded by Janet Yu and approved by acclamation.

A motion was made by Brett Schneider to retain Dan Somma as Vice Chair. It was seconded by Marian Fryer and approved by acclamation.

**Retreat Planning:** The retreat will be held in November this year, in place of the regular November WUDAC Committee meeting. Linda Amendt and Tameka Lucas offered to assist Brett Schneider and Dan Somma in planning the event. Carol McKenzie will coordinate with the Conflict Resolution Center to assist with developing an agenda, based on goals that will be provided by the Committee.

**Wheaton Sector Plan Status Update:** Presented by Sandy Talant, Maryland-National Capital Park and Planning Commission

The Sector plan area includes Wheaton's central business district, which is now largely retail with some office space and housing. Focus will be on Georgia Ave. as the main business strip, and the Westfield Mall. The plan calls for urban design concepts i.e. mixed use, businesses close to the street, parking in the rear or on the side, more open/green spaces, etc. and to connect all of the core areas of Wheaton.

On September 21, a community meeting will be held at the Gilchrist Center to share preliminary draft recommendations and offer an in-depth opportunity for feedback. On October 15, the plan will be taken to the Planning Board. The plan's development schedule and a map of the sector plan area were handed out. A final publication of the plan is scheduled for October 2011.

**Safeway Site Status Update:** Presented by Mr. Steve Robins, attorney for Safeway, and representatives of the Safeway Project

The new Safeway site will be a mixed use project and the first "optional method of development" (denser, higher, includes public amenities) in Wheaton. The building will be 25,000 square feet on an 85,000 square foot site, and will be 14 levels/200 feet high. The store will encompass 55,000 sq. ft., with space for one additional (small) retail store, and will have 500 residential rental units built above it, including parking. The property will have three street access points. Office space is not included in the plans as the demand for it is insufficient. The intent is to file the application with the Planning Commission by the end of September with a goal of completing the project as quickly as possible.

Marian Fryer, Dan Somma, and other committee members offered to attend a similar meeting to be held on Sept. 24<sup>th</sup>, 7:00 pm, at the Crossways Center. Mid-County Regional Center will assist in getting this information out to the community.

A representative of the neighboring Wheaton Forest Community expressed concern that this project is moving very fast without their knowledge of what is going on. Mr. Robins agreed to make contact with this community later to arrange a meeting with them.

**Director's Report:** Provided as a handout

**Redevelopment Report:** Rob Klein, Director, Wheaton Redevelopment

- The state has funded a market study due to Wheaton's designation as a "Smart Growth Site." Bay Area Economics has already started preliminaries.
- The State has also made funds available for the Urban Land Institute to provide a Technical Assistance Panel, to learn from regional developers what the market is here and how we can better interface with Westfield Mall
- The Wheaton Redevelopment Program is following the successful Master Developer Process (used by Silver Spring) of hiring the best team possible to work with stakeholders to develop and execute projects

**Marketing Report:** Sidney Cooper, Wheaton Urban District

- Plans are moving along for the 2<sup>nd</sup> annual World of Montgomery Festival, scheduled for Sunday October 11<sup>th</sup>
- Wheaton will pilot a flea market in the downtown, grassy area on Sunday, November 1<sup>st</sup>
- A transition party for the new owner of Royal Mile Pub, Mike Moore, is being held on Sept. 9

**Other Business:** Brett Schneider

- On Thursday, Sept. 10, from 2:30-3:30 a meeting will be held with Bay Area Economics and Redevelopment, and WUDAC input is requested. Janet Yu and Marian Fryer offered to attend.
- On Sept. 23, 5:15-6:00 pm there will be a meeting regarding the Technical Assistance Panel. Janet Yu and Marian Fryer offered to attend.
- Cautioned Committee Members to withhold their personal opinions when representing WUDAC. Natalie Cantor added that, in accordance with county ethics law, if you have identified yourself as a member of WUDAC, you can not (ethically) give your personal opinion. Carol McKenzie will notify the Committee of the next Ethics Commission Training. Material is also available at MCRC.
- Carol presented members with WUDAC Handbooks on discs.

Meeting was adjourned at approximately 6:00 pm.

This information is available in an alternative format by calling 240-777-8121.